



# The Outlook for Residential Land in the Sunshine Coast 2011 – 2016

“The Sunshine Coast residential land market has been weakened by the fall in interstate migration into Queensland. How will a recovery take shape?”



EXTRACT TO INDICATE THE GENERAL NATURE OF THE REPORT

RESIDENTIAL PROPERTY



## Contents

<b>EXECUTIVE SUMMARY .....</b>	<b>i</b>
<b>1. INTRODUCTION .....</b>	<b>1</b>
1.1 Regions covered by this report .....	3
<b>2. SUNSHINE COAST MARKET OVERVIEW .....</b>	<b>5</b>
2.1 Economic Conditions, Inflation and Interest Rates .....	7
2.1.1 National.....	7
2.1.2 The Queensland economy.....	8
2.2 Development areas.....	8
2.3 Home loan activity.....	11
2.4 Demand.....	15
2.4.1 Population Growth .....	15
2.4.2 Natural increase.....	16
2.4.3 Overseas and inter/intra state migration.....	17
2.4.4 Underlying demand.....	18
2.5 Supply .....	20
2.5.1 Changing trends in Dwelling Composition.....	23
2.6 Stock deficiency .....	24
2.7 Median House Price Forecasts.....	26
<b>3. GROWTH AREAS PROFILE .....</b>	<b>29</b>
3.1 Dwelling type.....	31
3.2 Tenure.....	32
3.3 Family type.....	33
3.4 Income .....	33
3.5 Occupation.....	34
<b>4. REGIONAL ANALYSIS.....</b>	<b>35</b>
4.1 Population analysis.....	37
4.2 Population analysis—age composition .....	39
4.3 Distribution of Sunshine Coast residential activity .....	41
4.4 Sunshine Coast residential activity .....	42
4.4.1 House approvals.....	42
4.5 Dwelling Trends .....	45
4.5.1 Dwelling approvals by dwelling type in Caloundra .....	45
4.5.2 Dwelling approvals by dwelling type in Maroochy .....	45
4.6 Dwelling approvals by dwelling type in Noosa.....	46

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<b>5.</b>	<b>LAND PRODUCTION AND PRICE ANALYSIS .....</b>	<b>47</b>
5.1	Land production by sector.....	49
5.1.1	Historical lot production .....	49
5.1.2	Land potential .....	51
5.2	Land value trends.....	52
5.3	Developer contributions and subdivision costs.....	56
5.4	Land production in the Sunshine Coast.....	58
5.5	Regional land prices .....	61
5.5.1	Land price and sales volume trends.....	61
5.6	Indicative land values in Sunshine Coast regions .....	67
5.7	Forecast land price growth.....	69
5.8	Potential growth drivers over the forecast period .....	71

## List of Tables

Table I:	Dwelling Commencements, Sunshine Coast SD.....	v
Table II:	Sunshine Coast SD house approvals and lot production, 1994 to 2016 .....	x
Table III:	Median house and land price, 1991 to 2015.....	xii
Table 2.1:	Bank bills, housing rates, and CPI, %, Australia.....	7
Table 2.2:	Number of home loans approved to first home buyers.....	12
Table 2.3:	Number of home loans approved for owner occupation, per cent change on same period previous year.....	13
Table 2.4:	Change in value of home loans approved to investors.....	15
Table 2.5:	Sunshine Coast SD and Queensland Population Projections .....	16
Table 2.6:	Sunshine Coast SD and Queensland, overseas, interstate and intrastate migration ('000s) .....	17
Table 2.7:	Annual Underlying Demand for Dwellings, Sunshine Coast SD.....	19
Table 2.8:	Dwelling Commencements, Sunshine Coast SD.....	21
Table 2.9:	Residential Stock Deficiency, Completions and Underlying Demand for Sunshine Coast SD Dwellings .....	24
Table 2.10:	Sunshine Coast SD Median House Price, Quarterly Medians .....	28
Table 3.1:	Dwelling type in new growth areas (%), Sunshine Coast .....	31
Table 3.2:	Tenure of houses in new growth areas (%), Sunshine Coast .....	32
Table 3.3:	Share of population by age (%), new growth areas, Sunshine Coast .....	32
Table 3.4:	Family Type (%), new growth areas, Sunshine Coast.....	33
Table 3.5:	Household income (%), new growth areas, Sunshine Coast .....	34
Table 3.6:	Occupation (% of employed persons), new growth areas, Sunshine Coast .....	34
Table 4.1:	Population Projections, Sunshine Coast SD Regions ('000s) .....	37
Table 4.2:	Share of Sunshine Coast's population growth by LGA.....	39
Table 4.3:	Share of Total Dwelling Approvals by LGA (%), Sunshine Coast SD .....	41
Table 4.4:	New separate house approvals Sunshine Coast SD.....	42
Table 4.5:	Share of new separate house approvals Sunshine Coast (%) .....	44
Table 4.6:	Share of Caloundra LGA approvals by dwelling type .....	45
Table 4.7:	Share of Maroochy LGA approvals by dwelling type .....	46
Table 4.8:	Share of Noosa LGA approvals by dwelling type .....	46
Table 5.1:	Lot production estimate and share by region, Sunshine Coast SD .....	50
Table 5.2:	Estimated June 2010 land potential and share by LGA, Sunshine Coast .....	52
Table 5.3:	Median house and land price, Sunshine Coast SD, 1990 to 2011 .....	54
Table 5.4:	Indicative Maroochy Shire, Coolumb Beach Precincts Infrastructure Charges, 2009–10.....	57
Table 5.5:	Indicative Maroochy Shire subdivision pricing .....	58
Table 5.6:	Sunshine Coast house approvals and lot production, 1993 to 2015 .....	61
Table 5.7:	Weighted median land price by region, Sunshine Coast SD, 1991–2011.....	62
Table 5.8:	Sales volume by region, Sunshine Coast SD, 1990–2011 .....	64
Table 5.9:	Median lot size of land sales by region, 1990–2009.....	66
Table 5.10:	Median house and land price, Sunshine Coast, 1991 to 2016 .....	70

## List of Charts

Chart I:	Annual underlying demand and dwelling completions, 1994 to 2015.....	iv
Chart II:	Affordability, Sunshine Coast, 1996 to 2016.....	vii
Chart III:	Median land price as a proportion of median house price, Sunshine Coast, 1991 to 2016 .....	viii
Chart IV:	Lots released in the Sunshine Coast, 1994 to 2016.....	ix
Chart 1.1:	Sunshine Coast residential land regions .....	4
Chart 2.1:	Annual underlying demand and total dwelling completions, 1993 to 2015.....	25
Chart 2.2:	Affordability, Sunshine Coast SD, 1996 to 2015.....	27
Chart 4.1:	Share of persons (per cent) aged 55 or older—regions .....	39
Chart 4.2:	Share of persons aged 55 years or over—LGAs.....	40
Chart 4.3:	Share of Total Dwelling Approvals by LGA, 2001–2011.....	41
Chart 5.1:	Median land price as a proportion of median house price, Sunshine Coast, 1991 to 2011 ...	55
Chart 5.2:	Distribution of lots by lots size, Sunshine Coast, 2002 to 2011 .....	66

## 1. INTRODUCTION

The Global Financial Crisis and the ensuing credit crisis has slowed production of broadhectare residential land and dwelling construction. However, underlying demand has also weakened. Population growth in the Sunshine Coast has slowed, while holiday stock is being sold or placed onto the rental market, regarding the need for new stock to be built. While sentiment remains subdued the market will remain weak. However as the economy strengthens there will be an increasing focus of issues with supply and affordability, given the recent collapse in supply.

This report *The Outlook for Residential Land in the Sunshine Coast 2011 to 2016* is BIS Shrapnel's fifth report into the outlook of the demand for, and the supply of, broadhectare land in the Sunshine Coast.

In undertaking the analysis, the study takes a "top down" approach to determining the demand for land—starting with forecasts of the demand for and the supply of residential dwellings, which can then be translated into the demand for broadhectare land.

The report provides:

- Forecasts for population growth and underlying demand;
- Forecasts for new dwelling commencements, split between detached houses, medium density (semi detached, terraces and townhouses), and high density (flats, units, and apartments) dwellings;
- A profile of residents living in the regions where new houses are being constructed, and a comparison with the general population to highlight the differences;
- Analysis and forecasts of broadhectare land production at the capital city level;
- Identification of the residential growth corridors and analysis of the trends in their broadhectare lot production;
- A survey of selected growth corridors, identifying the typical development patterns in each—i.e. average lot sizes, average lot prices, etc.
- Forecasts for residential house and vacant broadhectare land price growth.
- The forecasts for new dwelling activity, land production and price growth are provided annually to 2016.

### 1.1 Regions covered by this report

This report examines in depth residential land development in the Sunshine Coast. The regions covered within this Sunshine Coast report correspond with the former Local Government Areas that comprised the Sunshine Coast before they were merged into a larger council in early 2008. These are:

#### Noosa Shire

- Noosa Heads;
- Noosa Junction;
- Noosaville; and
- Tewantin.

**Maroochy Shire**

- Coolum;
- Marcoola;
- Maroochydore;
- Alexandra Headlands; and
- Buderim.

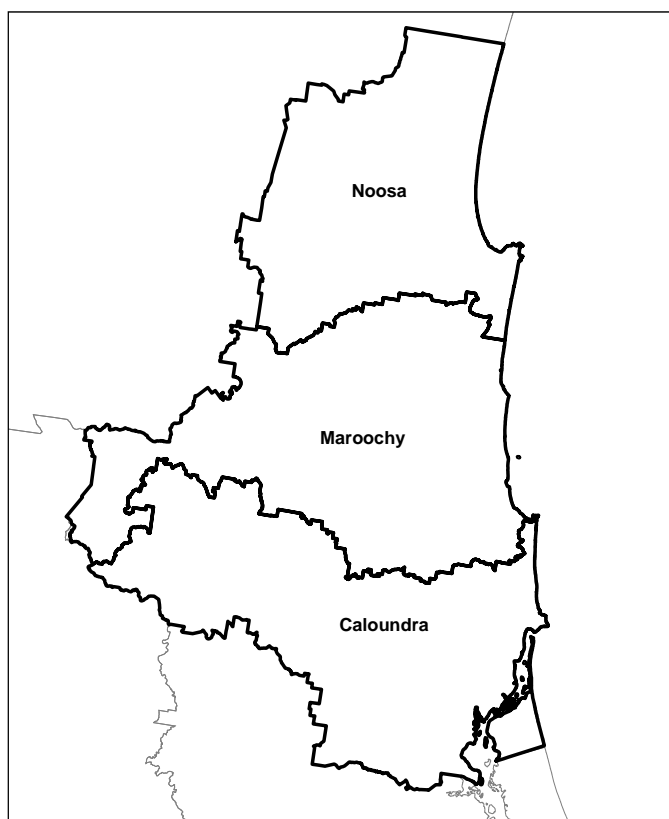
**Caloundra City**

- Kawana Waters;
- Caloundra;
- Pelican Waters;
- Landsborough; and
- Bribie Island North.

The various hinterland areas of these regions are also covered.

Where possible, this report will continue to refer to the above former Local Government Area boundaries as the three main component regions of the Sunshine Coast for the purpose of regional analysis.

**Chart 1.1: Sunshine Coast residential land regions**





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